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RENOVATION AND REMODELING

THE EFFECTIVE USE OF COLOR

CHOOSING A SCHOOL ARCHITECT

TSA DELEGATION TO AIA CONVENTION

JUNE
1954

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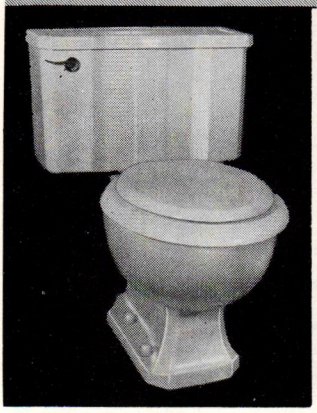

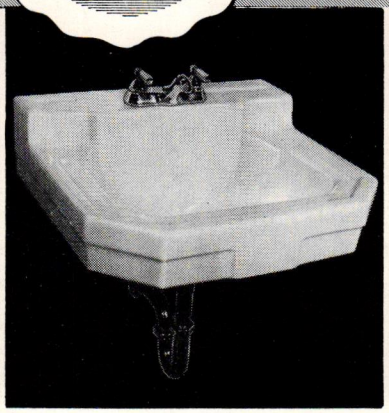

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June 15-19—86th annual AIA Convention at Boston.

November 3-5—15th annual convention, TSA at Fort Worth.

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Renovation and Remodeling

In the continuing building boom, which perhaps more than any other single factor has shown that the prophets of gloom were wrong in predicting a serious economic recession, we are apt to forget the importance of renovation and remodeling.

It is sound economics to secure maximum practical usage from the structures about us, and often a building may be remodeled or otherwise renovated so as to give many additional years of satisfactory service. Just as in new construction, the services of the architect are invaluable in planning, designing, selecting and using materials, structural, contracting and subcontracting matters, overall supervision, and the other important functions that constitute the broad services of an architect.

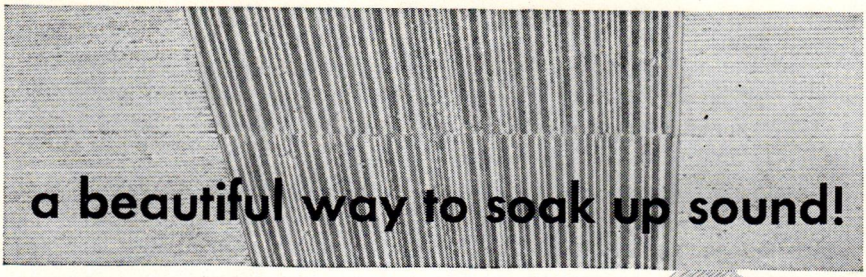
Indeed, there are often specialized architectural problems in renovation and remodeling which are even more difficult than those encountered in new construction, and the owner is always wise to secure the professional services of an architect if he wishes to preserve and enhance the value of his property.

Recent studies regarding apartment property in the U. S. illustrate the tremendous field involved in renovation and remodeling. The rate of postwar building of apartments has had this effect in some areas of Texas and the rest of the nation: Perfectly sound structures, from both a structural and an economic standpoint, are often at a disadvantage when compared to newer properties.

A sound program of remodeling and renovation often offers a solution to better and more usable building space. This is particularly true when the buildings were well planned and well built originally under a competent architect. In a number of cases, architects report that they have been called in on renovation programs which returned the entire cost involved in a limited number of years by stopping vacancies and greatly increasing the net return from tenants or efficiency of use in the case of schools, hospitals and churches.

It has been estimated that the amount of possible expenditures for renovating apartment structures alone would compare favorably with the total of such new construction in any one year.

The situation holds with regard to the renovation or remodeling of business and commercial structures, homes, and other buildings. In millions of instances across the nation, a very substantial amount of economic value remains in sound structures which could be greatly enhanced by proper renovation or remodeling. As in the case of new construction, the services of the architect can save an owner money through better utilization of facilities and thus assuring the maximum of service, value and pleasure from the remodeling program.



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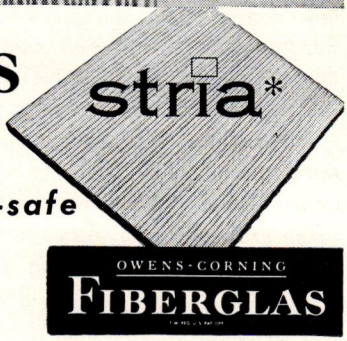

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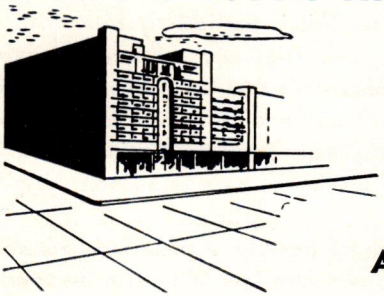

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Effective Use of Color in Remodeling and Renovating

—by J. G. Crowell, sales promotion manager and color consultant for Kuhn Paint Company, Houston

In remodeling and renovating jobs, particularly where cost is being emphasized, adroit use of color can help the architect achieve effective results on a limited expenditure.

Even when the budget allows major renovations — such as modernizing a kitchen, adding a bath, or making radical structural changes — the choice of colors and protective coatings can mean the difference between a "patched-up" job or one that is distinctively smart.

Remodeling or renovating demands a blending of new building materials with old—and one means to this successful blending is paint. In specifying paint, the easiest rule to remember is—use enough. Ordinarily, two coats are sufficient on new or repainted surfaces, but to be absolutely safe, specify that all new material be spot-primed before the two coats are applied.

New Specialized Applications

Since many of the newer building materials cannot be painted successfully with conventional old-style paints, the paint industry has developed coatings for highly specialized applications, which your architect will recommend.

For example, asbestos and cement composition boards contain so much alkali that ordinary oil paints become saponified. This is also true of masonry, concrete and plaster surfaces. The new paints developed especially for these materials overcome this problem. To retain the beauty of cedar shakes or rough sawed lumber, another special product is required. A gloss-type finish is usually much less effective than the coatings devised especially for these jobs. Aluminum, too, calls for special consideration; it should be treated with phosphoric acid, followed by a zincchromate primer and a finishing coat of oil- or varnish-base paint. Even cement floors can now be painted successfully with the new chlorinated rubber base paints.

In older communities where there has been a great deal of remodeling, it is easy to find many examples of renovating jobs that owe their success or failure to the use of proper color. Time and again it has been proved that remodeling under the direction of a registered architect is by far more satisfactory, and actually saves money overall.

A good color scheme does wonders in overcoming defects in appearance both outside and in, when remodeling is underway. A darker middle tone improves the appearance of a large, ungainly structure; its less attractive details and forms blend together in shadows on the darker surface. A contrasting color effectively emphasizes interesting decorative features, such as a fine entrance, wrought-iron work, or beautiful old shutters.

Color and Size

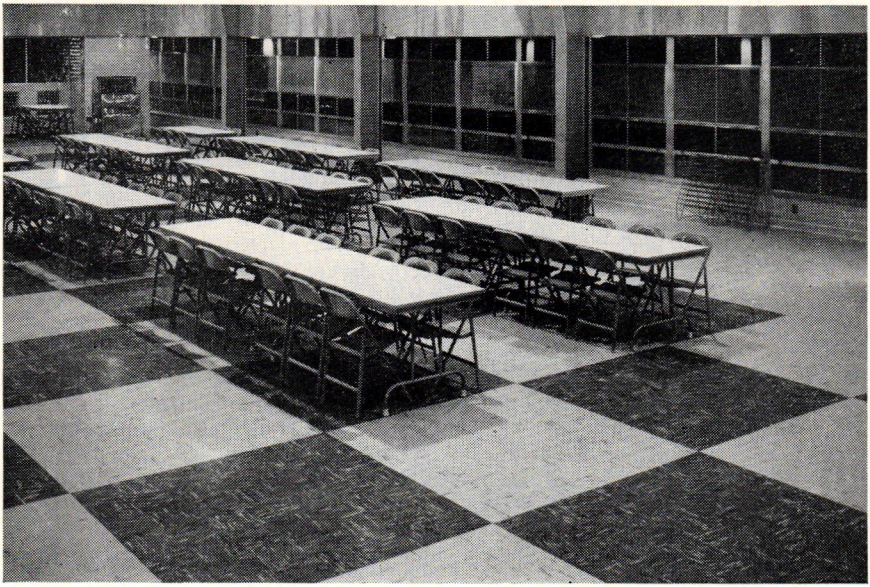
Apparent size is governed by color, too: a light shade tends to make an object seem darker; a dark color gives the reverse effect. When job conditions dictate a dark mass tone, a contrasting lighter color can offset any possible appearance of drabness.

Factory-made paints are considered more reliable than those made on the job from tinting colors. Many new and beautiful shades can be produced by intermixing factory colors, and the resultant new shades will pass factory tests for fading, chemical resistance, etc.

Application of these simple rules can effectively cut remodeling costs in almost every instance. Architects are finding more and more uses for colors, and have needed more colors from the paint industry. The industry has met their challenge and now offers a better selection of usable colors than ever before.

Vinylized AZPHLEX

a new answer to an old flooring problem



Vinylized Azphlex is the new and better flooring for multi-purpose school areas — such as this combination cafeteria-auditorium. Here's a tougher floor that withstands heavy wear and grease abuse, yet is easier to clean and keep clean.

Vinylizing gives Azphlex its superior qualities. Its tightly textured smooth surface is easy to mop clean—its closely interlaced structure adds years of wear in the face of constant use and abuse.

Vinylizing also gives Azphlex its cleaner, brighter colors—colors that add sparkle and beauty to school interiors. Its better light reflectance is easy on the eyes of both pupil and teacher, too. And, Azphlex costs no more than ordinary greaseproof asphalt tile.

Why not get all the facts on Vinylized Azphlex before you specify school floors. Its cost per square foot per year is unusually low. Color chart, product data and name of nearest Azrock dealer will be sent on request.

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Houston Architect Heads Planning Commission

Karl Kamrath, TSA-AIA, of Houston, seated at center, is chairman of the State Planning Committee, made up of private citizens and prominent members of the State Legislature. (The Committee is examining specific long-range planning problems.)

Left to right: (seated) R. Max Brooks, TSA-AIA, of Austin, second vice-president of TSA; Mr. Kamrath; and E. G. Morrison, Austin; (standing): Art Kowert, Fredericksburg; Senator Carlos Ashley, Llano; Claude Wilson, Austin; Taylor Glass, Austin; Senator Jarrard Secrest, Temple; Datus E. Proper, San Antonio; Senator O. E. Latimer, San Antonio; and Louis F. Southerland, TSA-AIA, Austin, secretary-treasurer of TSA.

Lee Roy Buttrill, Formerly in Temple, Takes Beaumont Post

Lee Roy Buttrill, TSA-AIA, a charter member of TSA who had headed the architectural firm of Lee Roy Buttrill & Associates in Temple, has accepted a position as production manager for the Beaumont office of Golemon & Rolfe.

Mr. Buttrill, a member of the Publication Board of the TEXAS ARCHITECT who has held many key appointments within TSA, is a former president of the Central Texas Chapter. His Temple office will remain open until mid-June, under the supervision of Kenneth Marak, in order to complete existing contracts in that area. Mr. Marak will then join Mr. Buttrill with the Golemon & Rolfe office in Beaumont.

TSA President Carroll, Other Representatives At Santa Fe Sessions

TSA President Edwin W. Carroll of El Paso, W. W. Caudill of College Station, and W. G. Wuehrmann of El Paso attended the third annual regional conference of the Western Mountain District, AIA, at Santa Fe, N. M., as representatives of TSA.

About 200 architects from New Mexico, Arizona, Colorado, Utah, and Wyoming attended the meeting, at which Mr. Caudill presented a seminar lecture and forum on school planning. Both Mr. Caudill and Mr. Carroll served on the Jury of Awards.

The Albuquerque firm of Max Flatow and Jason Moore, composed of two former Texans, were selected as "Architects of the Year."

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Selecting a School Architect

Overall Performance on All Types Of Buildings Is Top Criterion; Best Service Most Economical

Many a Texas school board, conscious that today's crowded classrooms will be even more congested in a few years, is planning the construction of new facilities. What, school board presidents have inquired of TSA officials, is the best basis for selecting an architect who can serve the community best?

The situation may vary locally on certain details of procedure, but the TEXAS ARCHITECT can offer these suggestions which have been found quite sound over the years:

Broad Services Offered

In the first place, the school board should recognize the relatively broad aspects of the services which the architect performs for his client. Architecture is not by any means just planning, or planning and design. It includes also a great scope of responsibilities varying from the essential knowledge of materials, construction in all its aspects, and close supervision, to general liaison, and the approval of applications for payment by the contractor.

Another basic principle is this: the best architectural service you can obtain is the most economical in the long run. Only by the complete service of a trained practitioner are you assured of getting the most for the taxpayers' money.

Examine in Detail

The architect should never be selected because of (1) the fee he charges or (2) patronage or "connections." One

(Continued on Page 10)

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Selecting a School Architect—

(Continued from Page 9)

of the best methods is for the school board to examine in some detail a representative group of buildings, including commercial structures, residences, schools, or whatever, that the architect did. When you are going through this process, do not simply ride by the buildings. Get out. Go in. Look them over.

Ask someone in charge of maintenance how convenient the building is, how its maintenance costs compare with similar structures or estimates made beforehand. Ask the owner, or the agency for whom it was built, if the architect was businesslike and efficient in his dealings. Was he realistic in regard to budget requirements? Did he keep accurate change orders and administer progress payments properly? How was he as a supervisor? Did he pay the proper attention to detail, or was he concerned only with the master plan?

Are Teachers Satisfied?

If the structure you are examining is a school (and you will find excellent architects fully qualified to take a school job who have not done one previously), ask the teachers how they are satisfied with the architect's work. Did he follow the ideas of the school administrators? Does the building fit in with educational standards and requirements?

Finally, does the building, whether it be a home, a commercial structure, a school, or anything else, fill the bill? Is it the best possible building for the least sum of money, within limits imposed by budget, space, or individual requirements.

These are some of the yardsticks you may use in selecting a school architect. In a future article, we will discuss the actual mechanics of selection.

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TSA Delegation to Attend 86th Annual AIA Convention At Boston, Mass., June 15-19

A delegation of approximately 30 TSA-AIA members representing the 12 Chapters over the state will leave June 13-14 for Boston, where the 86th annual convention of the American Institute of Architects opens June 15.

Headed by Edward L. Wilson

The TSA-AIA delegation will be headed by Edward L. Wilson of Fort Worth, regional AIA director. Mr. Wilson is a candidate to succeed Maurice J. Sullivan, TSA-AIA, of Houston, who is completing his third term as AIA treasurer and is not a candidate for reelection. Edwin W. Carroll of El Paso, TSA president, other TSA officials, and Mr. Sullivan will be among official delegates. Albert S. Golemon, TSA-AIA, immediate past president of TSA, will attend and is a candidate to succeed Mr. Wilson as regional director.

David C. Baer, TSA-AIA, of Houston, will head a discussion panel on architectural practice at the Boston convention. Mr. Baer, chairman of the national AIA committee on architectural practice, is also editor of the TEXAS ARCHITECT and chairman of the TSA Publication Board.

In addition to presiding at the panel discussion, which will include an exploration of fees, contract documents, and ethics, Mr. Baer will head sessions of the subcommittee on office practice, of which he is also chairman.

Karl Kamrath Is Visiting Architect at University of Arkansas

Karl Kamrath, TSA-AIA, of Houston, served as visiting architect at the University of Arkansas, Fayetteville, Ark., during the month of May. An exhibit of work by the Houston firm of MacKie & Kamrath was shown at the university in a special exhibit during May.

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James J. Kelly Named Administrative Assistant For Clay Products Group

James J. Kelly has been named administrative assistant to the executive secretary of the Clay Products Association of the Southwest, Tom Grimm. Mr. Kelly will be located in the Austin office of the Association, a regional trade group of brick and tile manufacturers, at 109 Perry Brooks Building.

The new administrative assistant has completed a six weeks' course in Washington, D. C. with the Structural Clay Products Institute, where he studied the technology of clay masonry products and promotional techniques for the industry.

The Sam A. Wing Co., Inc., Dallas venetian blind manufacturers, are now producing a new line called Wing-Craft decorative interior shutters. The shutters are made from kiln-dried Ponderosa white pine.

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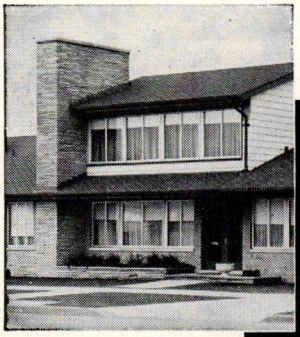

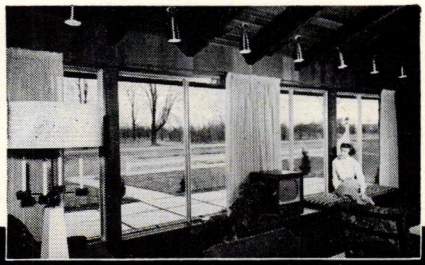

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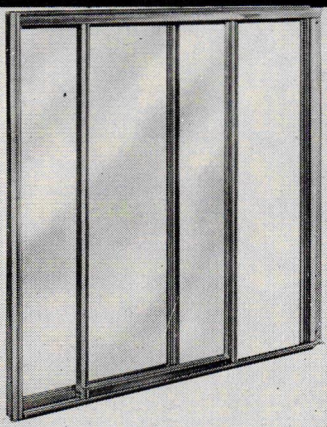

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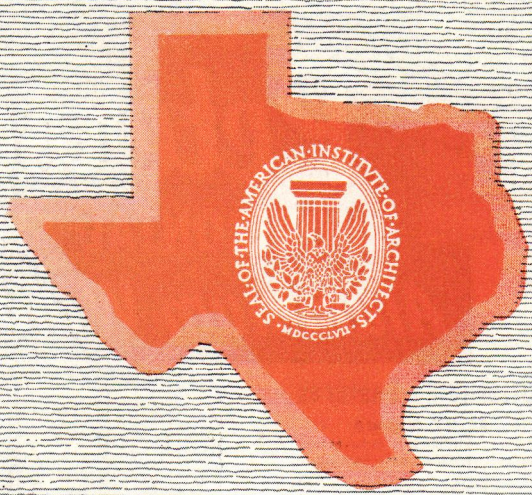

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